

IN RE: PETITION FOR RESIDENTIAL  
ZONING VARIANCE, 250 ft. N  
of 111 Halbert Avenue  
9506 Horn Avenue  
11th Election District  
5th Councilmanic District  
James B. Thomas, et al  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 92-478-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 427 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a 6 ft. high residential privacy fence in the rear yard, which adjoins the front yard of a neighboring property, in lieu of the required 42 inch height, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance, and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, including letters in support for the Petition from their immediate neighbors, and the photographs presented, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photos, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

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compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 27th day of July, 1992 that the Petition for a Zoning Variance from Section 427 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a 6 ft. high residential privacy fence in the rear yard, which adjoins the front yard of a neighboring property, in lieu of the required 42 inch height, in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall comply with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC) from Developers Engineering Division, dated June 22, 1992, which are adopted in their entirety and made a part of this Order.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmn  
encl.

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Baltimore County Government  
Zoning Commission  
Office of Planning and Zoning

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

July 8, 1992

Mr. and Mrs. James B. Thomas  
9506 Horn Avenue  
Baltimore, Maryland 21236

RE: Petition for Residential Zoning Variance  
Case No. 92-478-A

Dear Mr. and Mrs. Thomas:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner

LES:mmn  
encl.

PETITION FOR ADMINISTRATIVE VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property located in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 427 of the B.C.Z.R. to allow a 6 ft. high residential privacy fence in a rear yard which adjoins the front yard of a neighboring property, in lieu of the required 42 inch height

of the Zoning Regulations of Baltimore County for the following reasons: (include number or numbers of the)

1. For safety of children at play and prevention of damage to neighboring property
2. For additional security of children and tools, equipment and personal property stored outside of house on property
3. Not allowing variance would be an injustice because other homeowners in area have been granted a variance to install a similar fence.

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I/we agree to pay expenses of the above posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser:

(Type or print name)

(Signature)

Address

City State Zip Code

Attorney for Petitioner:

(Type or print name)

(Signature)

Address

City State Zip Code

Telephone and phone number of owner, contract purchaser or representative to be contacted

Legal Owner(s):

James Bradley Thomas

James Bradley Thomas

Brenda G. Thomas

Brenda G. Thomas

9506 Horn Ave W-444-7774

Baltimore MD 21236-1522 H-256-6225

Telephone and phone number of owner, contract purchaser or representative to be contacted

Address

City State Zip Code

Telephone and phone number of owner, contract purchaser or representative to be contacted

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of July, 1992, that the subject matter of this petition be set in for a public hearing, advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

REVIEWED BY: LG DATE: 6/14/92

ESTIMATED POSTING DATE: 6/24/92 ESTIMATED CLOSING DATE:

ITEM # 507

AFFIDAVIT  
IN SUPPORT OF ADMINISTRATIVE VARIANCE

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) have competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 9506 HORN AVE

BALTIMORE MD 21236-1522

That based upon personal knowledge, the following are the facts upon which I/we have the request for an Administrative Variance of the above address: (include number or numbers of the)

1. For safety of children at play and prevention of damaging of neighbor's property we petition for easing of variance
2. For additional security of children and tools, equipment and personal property stored outside of house on property
3. Not allowing variance would be an injustice because other homeowners in area have been granted a variance to install a similar fence.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a requesting and advertising fee and may be required to provide additional information.

James Bradley Thomas  
James Bradley Thomas  
Brenda G. Thomas  
Brenda G. Thomas

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:

I HEREBY CERTIFY, this 13th day of June, 1992, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

James Bradley Thomas and Brenda G. Thomas

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESSED by hand and Notarial Seal.

My Commission Expires:

SEP 1993

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92-478-A DESCRIPTION OF PROPERTY  
FOR  
9506 HORN AVE., BALTO., MD 21236

BEGINNING AT A POINT ON THE WEST SIDE OF HORN AVENUE WHICH IS 50' WIDE AT A DISTANCE OF 250' NORTH OF THE CENTERLINE OF HALBERT AVENUE WHICH IS 50' WIDE, THE FOLLOWING COURSES AND DISTANCES; N. 80° 27' 28" W. 93.24', N. 09° 32' 32" E. 60.00', S. 80° 27' 28" E. 93.92', S. 10° 11' 35" W. 60.00 TO THE PLACE OF BEGINNING.

AS RECORDED IN DEED UNDER # 9038 FOLIO # 437, BEING LOT # 38 IN THE SUBDIVISION OF "SHARONDALE EAST" AS RECORDED IN BALTIMORE COUNTY PLAT BOOK # 55, FOLIO # 128 CONTAINING 0.1289 ACRES MORE OR LESS. ALSO KNOWN AS 9506 HORN AVENUE AND LOCATED IN THE 11th ELECTION DISTRICT.

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CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 11th  
Posted for: 1/2 year  
Petitioner: J. Bradley Thomas & Brenda G. Thomas  
Location of property: 9506 Horn Ave., p. 250 N. Halbert Ave.  
Location of Sign: Facing road & way on Baltimore property  
Remarks: M. H. H. H.  
Posted by: M. H. H. H.  
Number of Signs: 7  
Date of Posting: 6/19/92  
Date of return: 6/26/92  
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Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Date

Account: 8-001-4180

Number

6/03/92

PUBLIC HEARING FEES

010 - ZONING VARIANCE FEE

080 - POSTING SIGNS & ADVERTISING

LAST NAME OF OWNER: THOMAS

PRICE

\$50.00

\$35.00

\$85.00

\$85.00

Please Make Checks Payable To: Baltimore County

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



July 2, 1992

(410) 887-3353

111 West Chesapeake Avenue  
Towson, MD 21204

Mr. & Mrs. James B. Thomas  
9506 Horn Avenue  
Baltimore, MD 21236-1522

RE: Item No. 507, Case No. 92-478-A  
Petitioner: James B. Thomas, et ux  
Petition for Administrative Variance

Dear Mr. & Mrs. Thomas:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

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Your petition has been received and accepted for filing this  
21st day of June, 1992

*Carl Jablon*  
ARNOLD JABLON  
DIRECTOR

Received By:

*W. Carl Richards Jr.*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: James B. Thomas, et ux

Petitioner's Attorney:

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OFFICE OF PLANNING AND ZONING  
New Courts Building  
401 Bosley Avenue  
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Ervin McDaniel, Chief Development Review Section  
Office of Planning and Zoning

DATE: June 17, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - June 15, 1992

The Office of Planning and Zoning has no comments on the following petitions:

Robert A. Yeatman - Item 504  
Joseph & Aurelia Loveman - Item 505  
Timothy & Carol Ann Frost - Item 506  
James & Brenda Thomas - Item 507  
Victor & Sandra Fiorenza - Item 509

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.

RECEIVED  
JUN 22 1992

ZONING OFFICE

6.15.92.txt  
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OPZ/Strategic Planning (Design Review Section)  
Development Review Committee Response Form  
Authorized Signature: *Francis Morsey* Date: 6/22/92

Project Name: 1500 Glencoe Road - Oldfields School, Inc.  
File Number: CR-92-399-XA  
Zoning Issue: 4-27-92  
Meeting Date: 5-4-92

COUNT 1  
Scripts Howard Broadcasting Company  
STP (Hearing was held 5/8/92) 5-4-92

COUNT 1  
Nelson H. And Lee M. Hendler 465 6-1-92  
STP  
Leon G. McKemv 486 comment submitted  
STP

COUNT 2  
✓ Washington Homes, Inc. 504 NC 6-15-92  
DED DEPRM RP STP TE  
✓ Aurelia Loveman For Joseph H. Loveman 505 NC  
DED DEPRM RP STP TE  
✓ Timothy W. And Carol Anne M. Frost 506 NC  
DED DEPRM RP STP TE  
✓ James B. And Brenda G. Thomas 507 NC  
DED DEPRM RP STP TE  
James E. Bishop, Sr. 508 comment submitted  
DED DEPRM RP STP TE  
✓ Victor E. And Sandra J. Fiorenza 509 NC  
DED DEPRM RP STP TE

Traffic Engineering /  
Development Review Committee Response Form  
Authorized Signature: *Rahel J. Farnham* Date: 6/22/92

Project Name: Stonegate at Patapsco (Aerial Property)  
File Number: 90476  
Zoning Issue: 5-1-92  
Meeting Date: 5-1-92

COUNT 1  
✓ Washington Homes, Inc. 504 N/C ✓ 6-15-92  
DED DEPRM RP STP TE  
✓ Aurelia Loveman For Joseph H. Loveman 505 N/C ✓  
DED DEPRM RP STP TE  
✓ Timothy W. And Carol Anne M. Frost 506 N/C ✓  
DED DEPRM RP STP TE  
✓ James B. And Brenda G. Thomas 507 N/C ✓  
DED DEPRM RP STP TE  
✓ James E. Bishop, Sr. 508 N/C ✓  
DED DEPRM RP STP TE  
✓ Victor E. And Sandra J. Fiorenza 509 N/C ✓  
DED DEPRM RP STP TE  
Lena Guise 510 N/C ✓  
DED DEPRM RP STP TE  
COUNT 7  
Howard W. Dawson, Sr. 503 N/C ✓ 6-8-92  
TE

COUNT 1  
FINAL TOTALS  
COUNT 9

Department of Environmental Protection & Resource Management  
Development Review Committee Response Form  
Authorized Signature: *Francis Morsey* Date: 6-22-92

Project Name: Robert N. And Joan M. Greene  
File Number: 466  
Zoning Issue: 5-18-92  
Meeting Date: 5-18-92  
DEPRM  
Baltimore Gas And Electric Company 475 in process  
DEPRM

COUNT 2  
Albert F. And Ann B. Nocar 478 written comments 6-1-92  
DEPRM TE  
Gene Nelson And Paulette Ensor 489 in process  
DEPRM  
Lawrence F. And Ruth C. Solomon 493 in process  
DEPRM

COUNT 3  
Washington Homes, Inc. 504 6-15-92  
DED DEPRM RP STP TE  
Aurelia Loveman For Joseph H. Loveman 505 in process  
DED DEPRM RP STP TE  
✓ Timothy W. And Carol Anne M. Frost 506 NO COMMENTS  
DED DEPRM RP STP TE  
✓ James B. And Brenda G. Thomas NO COMMENTS  
DED DEPRM RP STP TE  
James E. Bishop, Sr. 508 in process  
DED DEPRM RP STP TE  
✓ Victor E. And Sandra J. Fiorenza 509 MICROFILMED NO COMMENTS  
DED DEPRM RP STP TE

Department of Recreation and Parks  
Development Review Committee Response Form  
Authorized Signature: *Francis Morsey* Date: 6/23/92

Project Name: Washington Homes, Inc.  
File Number: 504  
Zoning Issue: 6-15-92  
Meeting Date: 6-15-92  
DED DEPRM RP STP TE  
Aurelia Loveman For Joseph H. Loveman 505 No Comments  
DED DEPRM RP STP TE  
Timothy W. And Carol Anne M. Frost 506 No Comments  
DED DEPRM RP STP TE  
James B. And Brenda G. Thomas 507 No Comments  
DED DEPRM RP STP TE  
James E. Bishop, Sr. 508 No Comments  
DED DEPRM RP STP TE  
Victor E. And Sandra J. Fiorenza 509 No Comments  
DED DEPRM RP STP TE  
Lena Guise 510 No Comments  
DED DEPRM RP STP TE

COUNT 7  
FINAL TOTALS  
COUNT 7  
\*\*\* END OF REPORT \*\*\*

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92-418-A 7-6-92  
Baltimore County Government  
Fire Department  
700 East Joppa Road Suite 901  
Towson, MD 21204-5500  
JUNE 12, 1992  
(410) 887-4500

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: JAMES BRADLEY THOMAS AND BRENDA G. THOMAS  
Location: #9506 HORN AVENUE  
Item No.: #507 (LJG) Zoning Agenda: JUNE 15, 1992

Gentlemen:  
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.  
7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Paul Jerry Dyer* Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JP/KEK

RECEIVED  
JUN 15 1992  
ZONING OFFICE

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning  
111 West Chesapeake Avenue  
Towson, MD 21204  
JUNE 12, 1992  
(410) 887-3353

James and Brenda Thomas  
9506 Horn Avenue  
Baltimore, Maryland 21206-1522

Re: CASE NUMBER: 92-418-A  
LOCATION: W/S Horn Avenue, 250' N of c/j Halbert Avenue  
9506 Horn Avenue  
11th Election District - 5th Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a referee regarding the administrative process.

1) Your property will be posted on or before June 21, 1992. The closing date is July 6, 1992. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in two local newspapers. Charges related to the reporting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

*Lawrence E. Schulte*  
Lawrence E. Schulte  
Zoning Commissioner, Baltimore County











IN RE: PETITION FOR RESIDENTIAL  
ZONING VARIANCE, 250 ft. N  
of 111 Halbert Avenue  
9506 Horn Avenue  
11th Election District  
5th Councilmanic District  
James B. Thomas, et al  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 92-478-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 427 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a 6 ft. high residential privacy fence in the rear yard, which adjoins the front yard of a neighboring property, in lieu of the required 42 inch height, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance, and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, including letters in support for the Petition from their immediate neighbors, and the photographs presented, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photos, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

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compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 27th day of July, 1992 that the Petition for a Zoning Variance from Section 427 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a 6 ft. high residential privacy fence in the rear yard, which adjoins the front yard of a neighboring property, in lieu of the required 42 inch height, in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall comply with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC) from Developers Engineering Division, dated June 22, 1992, which are adopted in their entirety and made a part of this Order.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING  
Date 7/27/92  
By [Signature]

LES:mmm  
encl.

MICROFILMED

Baltimore County Government  
Zoning Commission  
Office of Planning and Zoning

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

July 8, 1992

Mr. and Mrs. James B. Thomas  
9506 Horn Avenue  
Baltimore, Maryland 21236

RE: Petition for Residential Zoning Variance  
Case No. 92-478-A

Dear Mr. and Mrs. Thomas:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner

LES:mmm  
encl.

PETITION FOR ADMINISTRATIVE VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property located in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 427 of the B.C.Z.R. to allow a 6 ft. high residential privacy fence in a rear yard which adjoins the front yard of a neighboring property, in lieu of the required 42 inch height

of the Zoning Regulations of Baltimore County for the following reasons: (include number or personal affidavit)

1. For safety of children at play and prevention of damage to neighboring property
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Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I/we agree to pay expenses of the above posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser:

(Type or print name)

(Signature)

Address

City State Zip Code

Address for Petitioner:

(Type or print name)

(Signature)

Address

City State Zip Code

Address and phone number of owner, contract purchaser or representative to be contacted

Phone

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Legal Owner(s):  
James Bradley Thomas  
James Bradley Thomas  
Brenda G Thomas

(Type or print name)  
(Signature)  
(Signature)

Address  
City State Zip Code

Address for Petitioner:  
9506 Horn Ave W-444-7774  
Baltimore MD 21236-1522 H-256-6225

Address and phone number of owner, contract purchaser or representative to be contacted

City State Zip Code

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AFFIDAVIT

IN SUPPORT OF ADMINISTRATIVE VARIANCE

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) have competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 9506 HORN AVE

BALTIMORE MD 21236-1522

City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we have the request for an Administrative Variance of the above address: (include number or personal affidavit)

1. For safety of children at play and prevention of damage of neighbor's property we petition for easing of variance

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James Bradley Thomas  
James Bradley Thomas  
Brenda G Thomas

(Type or print name)  
(Signature)  
(Signature)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:

I HEREBY CERTIFY, this 13th day of June, 1992, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

James Bradley Thomas and Brenda G Thomas

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESSED by hand and Notarial Seal.

6/1/92

My Commission Expires:

SEP 1993

MICROFILMED

92-478-A DESCRIPTION OF PROPERTY  
FOR  
9506 HORN AVE., BALTO., MD 21236

BEGINNING AT A POINT ON THE WEST SIDE OF HORN AVENUE WHICH IS 50' WIDE AT A DISTANCE OF 250' NORTH OF THE CENTERLINE OF HALBERT AVENUE WHICH IS 50' WIDE, THE FOLLOWING COURSES AND DISTANCES; N. 80° 27' 28" W. 93.24', N. 09° 32' 32" E. 60.00', S. 80° 27' 28" E. 93.92', S. 10° 11' 35" W. 60.00 TO THE PLACE OF BEGINNING.

AS RECORDED IN DEED UNDER # 9038 FOLD # 437, BEING LOT # 38 IN THE SUBDIVISION OF "SHARONDALE EAST" AS RECORDED IN BALTIMORE COUNTY PLAT BOOK # 55, FOLD # 128 CONTAINING 0.1289 ACRES MORE OR LESS. ALSO KNOWN AS 9506 HORN AVENUE AND LOCATED IN THE 11th ELECTION DISTRICT.

MICROFILMED

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 11th  
Posted for: 1/2 year  
Petitioner: J. Bradley Thomas & Brenda G. Thomas  
Location of property: 9506 Horn Ave., p. 250 N. Halbert Ave.  
Location of Sign: Facing road & way on Baltimore property  
Remarks: M. H. H. H.  
Posted by: M. H. H. H.  
Number of Signs: 7  
Date of Posting: 6/19/92  
Date of return: 6/26/92  
MICROFILMED

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Date

Account: 8-001-4180

Number

6/03/92

PUBLIC HEARING FEES

010 - ZONING VARIANCE FEE

080 - POSTING SIGNS & ADVERTISING

LAST NAME OF OWNER: THOMAS

PRICE

\$50.00

\$35.00

\$85.00

04404801051CHRC

BA 001034806-04-92

Please Make Checks Payable To: Baltimore County

receipt

6/26/92

Cashier Validation

MICROFILMED

111 West Chesapeake Avenue  
Towson, MD 21204

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

July 2, 1992

(410) 887-3353

Mr. & Mrs. James B. Thomas  
9506 Horn Avenue  
Baltimore, MD 21236-1522

RE: Item No. 507, Case No. 92-478-A  
Petitioner: James B. Thomas, et ux  
Petition for Administrative Variance

Dear Mr. & Mrs. Thomas:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

MICROFILMED

Your petition has been received and accepted for filing this  
21st day of June, 1992

*Arnold Jablon*  
ARNOLD JABLON  
DIRECTOR

Received By:

*W. Carl Richards Jr.*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: James B. Thomas, et ux

Petitioner's Attorney:

MICROFILMED

OFFICE OF PLANNING AND ZONING  
New Courts Building  
401 Bosley Avenue  
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Ervin McDaniel, Chief Development Review Section  
Office of Planning and Zoning

DATE: June 17, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - June 15, 1992

The Office of Planning and Zoning has no comments on the following petitions:

Robert A. Yeatman - Item 504  
Joseph & Aurelia Loveman - Item 505  
Timothy & Carol Ann Frost - Item 506  
James & Brenda Thomas - Item 507  
Victor & Sandra Fiorenza - Item 509

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.

RECEIVED  
JUN 22 1992  
ZONING OFFICE

6.15.92.txt  
Petitns.txt

MICROFILMED

OPZ/Strategic Planning (Design Review Section)  
Development Review Committee Response Form  
Authorized Signature: *Francis Morsey* Date: 6/22/92

Project Name: 1500 Gleneloe Road - Oldfields School, Inc.  
File Number: CR-92-399-XA  
Zoning Issue: 4-27-92  
Meeting Date: 5-4-92

COUNT 1  
Scripts Howard Broadcasting Company  
STP (Hearing was held 5/8/92) 5-4-92

COUNT 1  
Nelson H. And Lee M. Hendler 465 6-1-92  
STP  
Leon G. McKemv 486 comment submitted  
STP

COUNT 2  
✓ Washington Homes, Inc. 504 NC 6-15-92  
DED DEPRM RP STP TE  
✓ Aurelia Loveman For Joseph H. Loveman 505 NC  
DED DEPRM RP STP TE  
✓ Timothy W. And Carol Anne M. Frost 506 NC  
DED DEPRM RP STP TE  
✓ James B. And Brenda G. Thomas 507 NC  
DED DEPRM RP STP TE  
James E. Bishop, Sr. 508 comment submitted  
DED DEPRM RP STP TE  
✓ Victor E. And Sandra J. Fiorenza 509 NC  
DED DEPRM RP STP TE

Traffic Engineering /  
Development Review Committee Response Form  
Authorized Signature: *Rahel J. Farnham* Date: 6/22/92

Project Name: Stonegate at Patapsco (Aerial Property)  
File Number: 90476  
Zoning Issue: 5-1-92  
Meeting Date: 5-1-92

COUNT 1  
✓ Washington Homes, Inc. 504 N/C 6-15-92  
DED DEPRM RP STP TE  
✓ Aurelia Loveman For Joseph H. Loveman 505 N/C  
DED DEPRM RP STP TE  
✓ Timothy W. And Carol Anne M. Frost 506 N/C  
DED DEPRM RP STP TE  
✓ James B. And Brenda G. Thomas 507 N/C  
DED DEPRM RP STP TE  
✓ James E. Bishop, Sr. 508 N/C  
DED DEPRM RP STP TE  
✓ Victor E. And Sandra J. Fiorenza 509 N/C  
DED DEPRM RP STP TE  
✓ Lena Guise 510 N/C  
DED DEPRM RP STP TE  
COUNT 7  
Howard W. Dawson, Sr. 503 N/C 6-8-92  
TE

COUNT 1  
FINAL TOTALS  
COUNT 9

Department of Environmental Protection & Resource Management  
Development Review Committee Response Form  
Authorized Signature: *Francis Morsey* Date: 6-22-92

Project Name: Robert N. And Joan M. Greene  
File Number: 466  
Zoning Issue: 5-18-92  
Meeting Date: 5-18-92  
DEPRM  
Baltimore Gas And Electric Company 475 in process  
DEPRM

COUNT 2  
Albert F. And Ann B. Nocar 478 written comments 6-1-92  
DEPRM TE  
Gene Nelson And Paulette Ensor 489 in process  
DEPRM  
Lawrence F. And Ruth C. Solomon 493 in process  
DEPRM

COUNT 3  
Washington Homes, Inc. 504 6-15-92  
DED DEPRM RP STP TE  
Aurelia Loveman For Joseph H. Loveman 505 in process  
DED DEPRM RP STP TE  
✓ Timothy W. And Carol Anne M. Frost 506 NO COMMENTS  
DED DEPRM RP STP TE  
✓ James B. And Brenda G. Thomas NO COMMENTS  
DED DEPRM RP STP TE  
James E. Bishop, Sr. 508 in process  
DED DEPRM RP STP TE  
✓ Victor E. And Sandra J. Fiorenza 509 MICROFILMED NO COMMENTS  
DED DEPRM RP STP TE

Department of Recreation and Parks  
Development Review Committee Response Form  
Authorized Signature: *Francis Morsey* Date: 6/23/92

Project Name: Washington Homes, Inc.  
File Number: 504  
Zoning Issue: 6-15-92  
Meeting Date: 6-15-92  
DED DEPRM RP STP TE  
Aurelia Loveman For Joseph H. Loveman 505 No Comments  
DED DEPRM RP STP TE  
Timothy W. And Carol Anne M. Frost 506 No Comments  
DED DEPRM RP STP TE  
James B. And Brenda G. Thomas 507 No Comments  
DED DEPRM RP STP TE  
James E. Bishop, Sr. 508 No Comments  
DED DEPRM RP STP TE  
Victor E. And Sandra J. Fiorenza 509 No Comments  
DED DEPRM RP STP TE  
Lena Guise 510 No Comments  
DED DEPRM RP STP TE

COUNT 7  
FINAL TOTALS  
COUNT 7  
\*\*\* END OF REPORT \*\*\*

MICROFILMED

92-418-A 7-6-92  
Baltimore County Government  
Fire Department  
700 East Joppa Road Suite 901  
Towson, MD 21204-5500  
JUNE 12, 1992  
(410) 887-4500

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: JAMES BRADLEY THOMAS AND BRENDA G. THOMAS  
Location: #9506 HORN AVENUE  
Item No.: \*507 (LJG) Zoning Agenda: JUNE 15, 1992

Gentlemen:  
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.  
7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Paul J. J. J.* Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JP/KEK

RECEIVED  
JUN 15 1992  
ZONING OFFICE

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning  
111 West Chesapeake Avenue  
Towson, MD 21204  
JUNE 12, 1992  
(410) 887-3353

James and Brenda Thomas  
9506 Horn Avenue  
Baltimore, Maryland 21206-1522

Re: CASE NUMBER: 92-418-A  
LOCATION: W/S Horn Avenue, 250' N of c/j Halbert Avenue  
9506 Horn Avenue  
11th Election District - 5th Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a referee regarding the administrative process.

1) Your property will be posted on or before June 21, 1992. The closing date is July 6, 1992. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in two local newspapers. Charges related to the reporting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

*Lawrence E. Schulte*  
Lawrence E. Schulte  
Zoning Commissioner, Baltimore County







